

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS A-2, A-3 and J-5c
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Conkling Development Corporation has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels A-2, A-3 and J-5c in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Authority hereby rescinds the tentative designation of Harold Gardens Associates as Redeveloper of Disposition Parcels A-1, A-2, and J-5c in the Washington Park Urban Renewal Area;

2. That the Conkling Development Corporation be and hereby is tentatively designated as Redeveloper of Disposition Parcels A-2, A-3 and J-5c in the Washington Park Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

3. That disposal of Parcels A-2, A-3 and J-5c by negotiation is the appropriate method of making the land available for redevelopment.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

SIMMONS & SAVAGE

ATTORNEYS AT LAW

89 STATE STREET
BOSTON, MASSACHUSETTS 02109
Telephone (617) 227-2218

COHASSET OFFICE:
COHASSET, MASSACHUSETTS 02025
Telephone (617) 383-6868

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Thomas M. Simmons, President of Conkling Development Corp.
DATE: August 2, 1982
RE: Garrison-Trotter Homes - Washington Park Urban Renewal
Area - Parcels A-2, A-3 and J-5C

This memorandum is submitted as a short summary of the proposed development for the Garrison-Trotter Homes in Washington Park Urban Renewal Area.

History:

The people in the Garrison-Trotter area have been seeking affordable housing in this area for over a decade. The community residents have sought to achieve that American Dream of home ownership. Although the last proposed development was initially presented by the developer as a co-op, the final product was that of a rental development at a cost of \$6 million dollars, with the community to purchase the development some find ten years later at over \$10 million dollars. This did not receive the backing of the Community at large.

I have had much experience in the field of housing, serving as Project Attorney for BRA projects (The Roxbury Comprehensive Health Center) and millions of dollars worth of FHA projects. I have also served on the Board of the Cooperative Housing Foundation for almost ten years having just left this National Board in June, 1982. I had been the attorney for the Garrison-Trotter Neighborhood Association for a number of years.

Memorandum - August 2, 1982 - Page Two

To: BRA

Re: Garrison-Trotter Homes

Fr: Thomas M. Simmons

In the March 14, 1982 open meeting of the Garrison-Trotter Neighborhood Association, I was asked to act as their agent to develop affordable housing for under \$60,000.00 a unit subject to their approval and reviews. They asked me to develop "Equity" - home ownership and not rental.

I, then contacted my personal friends who were in the housing field for assistance. I am happy to say that I have received a tremendous response.

Mass. Urban Reinvestment Advisory Group, Inc.

I contacted MURAG for help and advice on utilization of the banking laws and the secondary market to reduce the price of housing to "affordable". MURAG has given me much time and advice and has agreed to work with me under the heading of "free advice".

Development of Concept

After meeting with many persons in the housing, the finance and the construction field, it became apparent that in order to reduce the cost of housing, I would have to reduce the cost of finance and the cost of construction to have an input on the total cost.

It then became apparent that the "manufactured housing" concept was one to investigate and to develop. After much in the selection process, I decided that the best manufactured

Memorandum - August 2, 1982 - Page Three

To: BRA
Re: Garrison-Trotter Homes
Fr: Thomas M. Simmons

housing company was the Continental Homes of New England located in Nashua, New Hampshire. Continental was chosen for best product at the best price and the closest proximity for the site. All of which should reduce the cost.

Legal Concept

With the advent of the new Banking Bill passed by the Legislature this year, the Banks are able to lend money on co-operative units. This then gives us the answers to the banks major objection to co-ops; "If a few don't pay we don't want to foreclose the entire mortgage".

We are then utilizing all forms of ownership in this one development to qualify for all types of home ownership.

- single family
- co-operatives
- condominiums
- or any combination of the above

The binding concept is that all persons who participate or purchase in any fashion shall be a member of a Garrison-Trotter Home Owner Association which shall consist in only those who purchase in the development. This insures the maintenance of the open areas and the up-keep of the development in general. Actually, this has been the practice in many developments in the past.

Memorandum - August 2, 1982 - Page Four

To: BRA
Re: Garrison-Trotter Homes
Fr: Thomas M. Simmons

Financing

The financing to this unique project is also unique. We are dealing with the concept of manufactured housing. With this concept, the cost of my super structure becomes a fixed item. The price of the structure itself will become a fixed amount as soon as we receive design approval from the BRA. The Garrison-Trotter Neighborhood Association at an open meeting gave us approval to present the design to the BRA at it's July 11, 1982 meeting.

Construction Financing

We are utilizing the concept of Revolving Loan Construction Financing. We have a commitment from the Elliot Savings Bank to lend us the money at their Federal Reserve Rate to help reduce the cost of housing. The Elliot also gave me an initial loan to have the drawings prepared and do all things necessary to present this unique development to the BRA. (see Letter attached)

Permanent Financing

We have approached MHFA with the development. MHFA feels that it is an appropriate affordable housing concept. We, therefore met with the State Street Bank on this submission to MHFA. The State Street Bank submitted, on July 28, 1982 on 24 units to be carried in the MHFA new \$50 million dollar Bond issue.

We are also contacting other banks for participation in the permanent financing situation both single family and condominiums.

Memorandum - August 2, 1982 - Page Five

To: BRA
Re: Garrison-Trotter Homes
Fr: Thomas M. Simmons

Since we have also utilized the co-op concept, we have also approached the National Consumer Co-op Bank for help and for financing on a Bank to Bank as well as individual basis.

It should be noted again that under the new Banking Law, Massachusetts banks can lend on a co-op share.

Basically, we are utilizing all the flexibility possibilities to achieve the lowest cost to these affordable units.

Fees

To achieve the lowest costs, as developer, instead of taking the usual total of fees on top of the usual "soft costs", we are absorbing the architect fee, the marketing fee, the financing fees, the cost of construction financing and any mortgage "point" cost to the proposed owner. This will substantially reduce the cost. The object is below \$60,000.00 per unit.

Land Costs

Since we are operating on the closest of close budget, the cost of land will be added directly to the cost of the unit. Indeed, a low land cost will reflect a lower final cost.

Marketing

See attached memo

Memorandum - August 2, 1982 - Page Six

To: BRA
Re: Garrison-Trotter Homes
Fr: Thomas M. Simmons

Construction Schedule

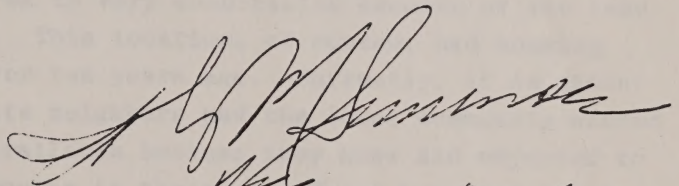
See Attached Memo

Contractors

We shall utilize the Community contractors to the fullest extent in the site work foundations and other areas in this development.

Summary

We have a unique proposal. It was conceived and started into action in March of 1982. We now have millions committed, our manufactured homes committed. With the new MHFA Bond issue which requires us to begin within 30 days of notification, we are pressed to move quickly. Indeed, we are committed to a fully successful development of affordable homes utilizing all possible financial vehicles.


Complicated copy

SIMMONS & SAVAGE

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COHASSET OFFICE:
COHASSET, MASSACHUSETTS 02025
Telephone (617) 383-4868

July 28, 1982

Marketing Plan

Submitted by Conkling Development Corporation
for the Garrison-Trotter Development

The proposed Garrison-Trotter Development is a unique but highly appropriate approach to developing affordable housing in an older neighborhood within the City of Boston. Although Conkling Development Corporation is the named Corporation to actually create the physical structures, the Garrison-Trotter Neighborhood Association itself was the creator of the concept.

In viewing the marketing for this unique development, we must keep in mind that housing opportunities for the minority families in the area is very constricted because of the land available for use. This location, of course, had housing located upon it over ten years ago. Currently, it is vacant land. The immediate neighbors and the local community wanted "Equity" housing available because they knew and objected to too much rental housing in the area. These proposed units of multi-family housing have been approved by the Community residents. The marketing plan is based on the summary of concepts as presented above.

Conkling Development Corporation plans to work hand in hand with the Garrison-Trotter Neighborhood Association. We shall

Marketing Plan
July 28, 1982
Page Two

utilize the basic and usual methods of alerting the Community through ads in the local paper, the Globe and Herald. However, we shall utilize the ring concept which we believe will be fair and equitable to all concerned.

Since the first and closest circle of residents is the Garrison-Trotter composed of almost 200 families, it will be notified first to allow them priority to purchase the units.

Then the second and middle ring will be used. The local neighborhood associations have a marvelous network. The Garrison-Trotter is affiliated with the Marksdale Tenants Association, the We Can Group in Codman Square, the Greater Roxbury Development Corporation of 3,000 members, the Lower Seaver Street Neighborhood Association. The Garrison-Trotter is also part of the Franklin Park Coalition which is composed of five different Neighborhood Associations surrounding Franklin Park which are located in Jamaica Plain, Mattapan, Dorchester and West Roxbury, besides Roxbury itself. We shall also utilize the Federative Neighborhood organizations.

The third and last ring will be those persons who live in the outer sections of Boston and those who live outside of Boston itself.

Conkling feels that this plan will not only market the units will also satisfy the concerns of the local community while

Marketing Plan
July 28, 1982
Page Three

also satisfying the concerns of the total Community.

We also feel that since we will be offering affordable housing at a cost of under \$60,000 that there should be no lack of potential purchasers.

There has been well over forty inquiries unsolicited since we made the presentation to the members of the Garrison-Trotter Association.

SIMMONS & SAVAGE

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COMASSET, MASSACHUSETTS 02025
Telephone (617) 383-6868

July 28, 1982

Construction Schedule

Submitted by Conkling Development Corporation for
the Garrison-Trotter Development

The proposed Garrison Trotter Development is one of
manufactured housing. This presents a unique situation
because the schedule itself is one of a "purchase" of unit.
We propose to build in sections of four units. Therefore,
we submit the following schedule:

Month One:

Documentation month

- completion of all plans
- securing all permits and approvals
- presentation of any additional documents
to any agency or bank, etc.
- securing legal title to land
- marketing of units

Month Two:

Begin the site preparations

- begin foundations
- begin utilities
- place initial order for manufactured
housing units
- continue marketing units

Construction Schedule
July 28, 1982
Page Two

- Month Three:
- complete the foundations
 - complete all other construction to receive the manufactured housing units, etc., electric, plumbing, etc.
 - place order for additional units

- Month Four:
- complete additional foundations for units
 - complete other construction to receive the manufactured housing units
 - receive initial manufactured housing units and complete installations of the unit and make ready for occupancy
 - make final order of units

- Month Five:
- Legal Transfer of initial units

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

(see attached memorandum)

1. a. Name of Redeveloper: Conkling Development Corporation
- b. Address and ZIP Code of Redeveloper: 89 State Street, Boston, MA 02109
- c. IRS Number of Redeveloper: Applied - not received.
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority*(Name of Local Public Agency)*in Washington Park Urban Renewal*(Name of Urban Renewal or Redevelopment Project Area)*

in the City of Boston, State of Massachusetts
is described as follows²

A-2

A-3

J-5C

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

☒ A corporation.☐ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
May 7, 1982 - Commonwealth of Massachusetts

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

Thomas M. Simmons, President, Treasure and sole stockholder

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

Thomas M. Simmons, sole stockholder.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Thomas M. Simmons
89 State Street
Boston, MA 02109

President, Treasurer - 100%

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Michael Savage, Clerk

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$6,000,000
- b. Cost per dwelling unit of any residential redevelopment. \$ 60,000
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$
2 Bedroom with full basement		\$60,000.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: stoves, refrigerators

CERTIFICATION

I (We) Thomas M. Simmons, President of Conkling Development Corp.
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: August 21, 1982

Dated: _____

Thomas M. Simmons
Signature

Signature

President

Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper: Conkling Development Corporation
- b. Address and ZIP Code of Redeveloper: 89 State Street, Boston, MA 02109
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in Washington Park Urban Renewal
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows:

A-2

A-3

J-5C

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

See attached memo

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)
 - b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:
5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANKAMOUNT

\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCEAMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTIONMARKET VALUEMORTGAGES OR LIENS

\$

\$

7. Names and addresses of bank references:

Elliot Savings Bank 141 Milk Street, Boston, Mass.

State Street Savings Bank & Trust, 225 Federal St., Boston, Mass.

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5.6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☒ YES ☐ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

None

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

No

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

None

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

None

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENTLOCATIONAMOUNTDATE TO BE
COMPLETED

\$

e. Outstanding construction-contract bids of such contractor or builder:

NONE

HUD-6004
(9-69)

AWARDING AGENCY

AMOUNT

DATE OPENED

See memo

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

See memo

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Thomas M. Simmons Pres. of Cable Rm Corp

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: August 2, 1982

Thomas M. Simmons
Signature

Pres.

Title

89 State St Boston

Address and ZIP Code

Dated: _____

Signature

Title

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

The Commonwealth of Massachusetts

OFFICE OF THE MASSACHUSETTS SECRETARY OF STATE

MICHAEL JOSEPH CONNOLLY, Secretary

ONE ASHBURTON PLACE, BOSTON, MASS. 02108

ARTICLES OF ORGANIZATION

(Under G.L. Ch. 156B)

Incorporators

NAMEPOST OFFICE ADDRESS

Include given name in full in case of natural persons; in case of a corporation, give state of incorporation.

Thomas M. Simmons

89 State Street
Boston, MA 02109

The above-named incorporator(s) do hereby associate (themselves) with the intention of forming a corporation under the provisions of General Laws, Chapter 156B and hereby state(s):

1. The name by which the corporation shall be known is:

Conkling Development Corporation ✓

2. The purpose for which the corporation is formed is as follows:

To act as a general development corporation; to engage in any commercial, industrial, agricultural, real estate enterprise calculate or designed to be profitable to this corporation and is in conformity with the laws of the Commonwealth of Massachusetts or in conformity with the laws of the State in which said enterprise is carried out.

To purchase or otherwise own and deal in stocks, bonds, mortgages, debentures, securities, and obligations of every nature, in real and personal property of every kind and nature; to receive, collect and dispose of interest, dividends, and income upon, of and from any of the stocks, bonds, mortgages, debentures, securities, obligation and other property held or owned by it, and to exercise in respect to all such stocks, bonds, mortgages, debentures, securities, and obligations, and other property any and all rights, powers, and privileges of individual owners thereof; to do any and all acts and things tending to increase thereof; to do any and all acts and things tending to increase the value of the property at any time held by the corporation; to furnish capital, material, etc., in the organization and development of corporations and business enterprises; to borrow money for use in its corporate business, and to secure the same by pledges or deeds of trust, or mortgages of or upon the whole or any part of the property held by the corporation, and to sell or pledge such bonds and debentures for corporate purposes, as and when the board of directors shall determine. * See sheet 1A

Note: If the space provided under any article or item on this form is insufficient, additions shall be set forth on separate 8 1/2 x 11 sheets of paper leaving a left hand margin of at least 1 inch for binding. Additions to more than one article may be continued on a single sheet so long as each article requiring each such addition is clearly indicated.

xaminer

approved

C ☐
P ☐
M ☐
R.A. ☐

C.

3. The total number of shares and the par value, if any, of each class of stock within the corporation is authorized as follows:

CLASS OF STOCK	WITHOUT PAR VALUE	WITH PAR VALUE		
	NUMBER OF SHARES	NUMBER OF SHARES	PAR VALUE	AMOUNT
Preferred				\$
Common	100			

- *4. If more than one class is authorized, a description of each of the different classes of stock with, if any, the preferences, voting powers, qualifications, special or relative rights or privileges as to each class thereof and any series now established:

None

- *5. The restrictions, if any, imposed by the Articles of Organization upon the transfer of shares of stock of any class are as follows:

None

- *6. Other lawful provisions, if any, for the conduct and regulation of business and affairs of the corporation, for its voluntary dissolution, or for limiting, defining, or regulating the powers of the corporation, or of its directors or stockholders, or of any class of stockholders:

None

*If there are no provisions state "None".

1A

To build upon or otherwise improve and develop real estate owned or held by the corporation, and to examine and guarantee the title to lands.

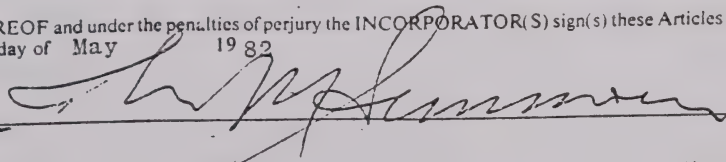
To generally engage in, do and perform any enterprise, act or vocation that a natural person might or could do or perform.

7. By-laws of the corporation have been duly adopted and the initial directors, president, treasurer and clerk, whose names are set out below, have been duly elected.
8. The effective date of organization of the corporation shall be the date of filing with the Secretary of the Commonwealth or if later date is desired, specify date, (not more than 30 days after the date of filing.)
9. The following information shall not for any purpose be treated as a permanent part of the Articles of Organization of the corporation.
- a. The post office address of the initial principal office of the corporation of Massachusetts is:
89 State Street, Boston, MA 02109
- b. The name, residence, and post office address of each of the initial directors and following officers of the corporation are as follows:

	NAME	RESIDENCE	POST OFFICE ADDRESS
President:	Thomas M. Simmons		89 State Street Boston, MA 02109
Treasurer:	Thomas M. Simmons		89 State Street Boston, MA 02109
Clerk:	Michael Savage		89 State Street Boston, MA 02109
Directors:	Thomas M. Simmons, Michael Savage		89 State Street Boston, MA 02109

- c. The date initially adopted on which the corporation's fiscal year ends is:
March 31
- d. The date initially fixed in the by-laws for the annual meeting of stockholders of the corporation is:
first Monday in June
- e. The name and business address of the resident agent, if any, of the corporation is:

IN WITNESS WHEREOF and under the penalties of perjury the INCORPORATOR(S) sign(s) these Articles of Organization
this 6th day of May 1982



The signature of each incorporator which is not a natural person must be an individual who shall show the capacity in which he acts and by signing shall represent under the penalties of perjury that he is duly authorized on its behalf to sign these Articles of Organization.

161780

SECRETARY OF
THE COMMONWEALTH

1982 MAY -7 PM 3:28

CORPORATION DIVISION THE COMMONWEALTH OF MASSACHUSETTS

ARTICLES OF ORGANIZATION

GENERAL LAWS, CHAPTER 156B, SECTION 12

I hereby certify that, upon an examination of the within-written articles of organization, duly submitted to me, it appears that the provisions of the General Laws relative to the organization of corporations have been complied with, and I hereby approve said articles; and the filing fee in the amount of \$150.⁰⁰ having been paid, said articles are deemed to have been filed with me this 10th day of May 1982

Effective date

Michael Joseph Conno

MICHAEL JOSEPH CONNO

Secretary of State

PHOTO COPY OF ARTICLES OF ORGANIZATION TO BE SENT
TO BE FILLED IN BY CORPORATION

TO:

... Thomas M. Simmons

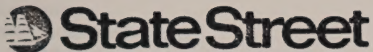
... 89 State Street

... Boston, MA 02109

Telephone

FILING FEE: 1/20 of 1% of the total amount of the authorized capital stock with par value, and one cent a share for all authorized shares without par value, but not less than \$125. General Laws, Chapter 156B. Shares of stock with a par value less than one dollar shall be deemed to have par value of one dollar per share.

Copy Mailed



State Street Bank and Trust Company
Commercial Banking
225 Franklin Street
Boston, Massachusetts 02101

Susan A. Feig
Loan Officer
(617) 788-3685

August 3, 1982

Thomas Simmons
Conkling Development Corp.
89 State Street
Boston, MA 02109

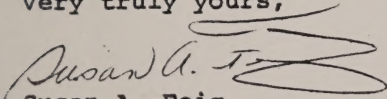
Dear Mr. Simmons:

I reviewed your proposal for the development of 24 units of single family attached townhouses in the Roxbury neighborhood of Boston. As proposed, the project would satisfy a vital need for affordable minority housing opportunities in an older neighborhood within the City of Boston.

State Street Bank, in support of such a worthwhile undertaking, submitted a commitment application for \$1,500,000 for the permanent mortgage loans under MHFA's new construction set-aside program. Under this program, the developer has the assurance that low interest loan funds will be available for eligible purchasers of units in the project. These low rate loans will compliment the overall affordability of the project which is critical to its ultimate success.

I look forward to working with you to successfully complete the project.

Very truly yours,


Susan A. Feig

SAF:vpt

ELIOT

SAVINGS BANK

143 MILK STREET
BOSTON, MASSACHUSETTS 02109
TEL (617) 542-1414

August 2, 1982

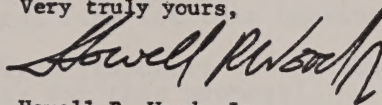
Conkling Development Corporation
89 State Street
Boston, Massachusetts 02109

Gentlemen:

The Eliot Savings Bank will be able to provide up to \$200,000. in construction money for the Garrison-Trotter Neighborhood Town House Development.

The rate charged for the construction loans will be at the most recent three week average of the Federal Funds rate at the time the money is given out; i.e. if funds were given out this past week the rate would have been 12.14%.

Very truly yours,



Howell R. Wood, Jr.
President

HRW:rds

MEMORANDUM

AUGUST 5, 1982

4219

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: WASHINGTON PARK PROJECT, MASS. R-24
RESCISSION OF HAROLD GARDENS ASSOCIATES AS REDEVELOPER
OF DISPOSITION PARCELS A-2, A 3, AND J-5C AND TENTATIVE
DESIGNATION OF CONKLING DEVELOPMENT CORPORATION AS
REDEVELOPER

Parcels A-2, A-3 and J-5C are located along Harold Street extending from Holworthy Street south across Hollander Street and Wambeck Street to Howland Street in the Washington Park Urban Renewal Area. The parcels consist of approximately 144,000 square feet of vacant land.

These parcels were originally tentatively designated on December 16, 1971 and the developers have indicated they are unable to proceed and request to be rescinded.

Conkling Development Corporation has requested that they be tentatively designated as redeveloper of these parcels. Their proposal for these parcels calls for 100 units of market-rate housing with conventional and MHFA financing. Each unit will consist of a three-story structure. Approximately 125 parking spaces will be provided on site. The project will cost approximately \$6,000,000.00. The Associated Architects has been selected as the architectural firm for this housing proposal.

The proposed developer has met with residents of the area and there is strong support from the community for this proposal.

It is, therefore, recommended that the Authority rescind Harold Gardens Associates as redeveloper for these parcels and further tentatively designate Conkling Development Corporation as redeveloper of Disposition Parcels A-2, A-3, and J-5C.

An appropriate Resolution is attached.